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"Full" Reserve Study



**Rolling Hills CSD
El Darado Hills , CA**

**Report #: 35000-0
For Period Beginning: July 1, 2018
Expires: June 30, 2019**

Date Prepared: August 29, 2018



Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

- 1) A List of What you're Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

415-694-8931



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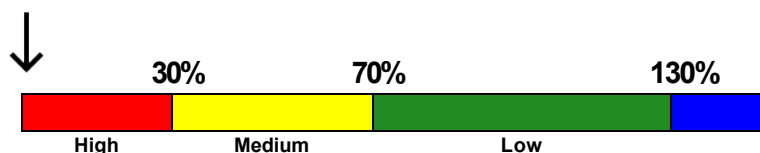
3- Minute Executive Summary

Association: Rolling Hills CSD **Assoc. #: 35000-0**
Location: El Darado Hills , CA **# of Units:400**
Report Period: July 1, 2018 through June 30, 2019

Findings/Recommendations as-of: July 1, 2018

| | |
|---|-------------|
| Project Starting Reserve Balance | \$0 |
| Currently Fully Funding Reserve Balance | \$1,224,218 |
| Average Reserve Deficit (Surplus) Per Unit | \$3,061 |
| Percent Funded | 0.0 % |
| Recommended 2018 "Annual Fully Funding Contributions" | \$216,000 |
| Recommended 2018 Special Assessments for Reserves | \$1,000,000 |
| 2017 Contribution Rate | \$0 |

Reserves % Funded: 0.0%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves1.00 %
 Annual Inflation Rate3.00 %

- This is an "Full" Reserve Study
- The information in this Reserve Study is based on our site inspection on 7/25/2018
- This Reserve Study was prepared by, or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 0.0 % Funded, this means the association's special assessment & deferred maintenance risk is currently High.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to set your Reserve contributions at \$216,000/Annual.
- We recommend establishing a dedicated Capital Replacement fund account and transfer the amount of \$1,000,000 in 2018.
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Reserve Study be updated annually, with an on-site

inspection update every three years.

Executive Summary

35000-0

| # | Component | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|---|------------------------------------|-------------------|------------------------|----------------------|
| Asphalt - Stonebriar | | | | |
| 201 | Asphalt - Remove & Replace (25%) | 21 | 17 | \$605,000 |
| 202 | Asphalt - Remove & Replace (10%) | 14 | 10 | \$242,500 |
| 203 | Asphalt - Seal/Repair | 7 | 3 | \$187,500 |
| 204 | Asphalt - Crack Seal | 1 | 0 | \$18,000 |
| Asphalt - Springfield Meadows | | | | |
| 201 | Asphalt - Remove & Replace (25%) | 21 | 14 | \$198,000 |
| 202 | Asphalt - Remove & Replace (10%) | 14 | 0 | \$80,000 |
| 203 | Asphalt - Seal/Repair | 7 | 0 | \$45,000 |
| 204 | Asphalt - Crack Seal | 1 | 0 | \$5,950 |
| Asphalt - Shadow Hills | | | | |
| 201 | Asphalt - Remove & Replace (25%) | 21 | 7 | \$69,500 |
| 202 | Asphalt - Remove & Replace (10%) | 14 | 7 | \$28,000 |
| 203 | Asphalt - Seal/Repair | 7 | 0 | \$15,950 |
| 204 | Asphalt - Crack Seal | 1 | 0 | \$2,050 |
| Pathways | | | | |
| 220 | Asphalt Paths - Overlay & Repair | 24 | 9 | \$14,050 |
| Concrete | | | | |
| 103 | Concrete - Repairs | 4 | 2 | \$20,000 |
| Landscaping, Irrigation & Fire Prevention | | | | |
| 1001 | Backflow Devices - Replace | 30 | 10 | \$11,900 |
| 1003 | Irrigation Controller - Replace | 12 | 6 | \$7,250 |
| 1008 | Trees - Trim/Remove | 3 | 1 | \$5,000 |
| 1010 | Landscape - Renovations | 25 | 8 | \$300,000 |
| 1011 | Open Space - Maintenance | 3 | 0 | \$25,000 |
| 1012 | Fire Break - Maintenance | 1 | 0 | \$10,000 |
| Parks | | | | |
| 390 | Berkshire Park - Renovations | 24 | 0 | \$225,000 |
| 405 | Play Equipment - Replace | 24 | 8 | \$100,000 |
| 406 | Play Surface - Replenish | 6 | 3 | \$7,150 |
| 408 | Park Furnishings - Replace | 20 | 8 | \$8,900 |
| 1609 | Baseball Backstop - Replace | 30 | 8 | \$7,050 |
| Fences, Walls & Gates | | | | |
| 501 | Block Walls - Repair/Replace | 10 | 6 | \$40,500 |
| 505 | Wood Fence - Repair/Replace | 5 | 1 | \$7,950 |
| 512 | Split Rail Fence - Repair/Replace | 5 | 3 | \$9,250 |
| 709 | Fire Access Road Gates - Replace | 30 | 23 | \$22,000 |
| Signage | | | | |
| 1402 | Directional/Street Signs - Replace | 12 | 3 | \$15,500 |
| 1403 | Monument Signs - Repair/Replace | 20 | 12 | \$15,500 |
| 1404 | Radar Speed Signs - Replace | 12 | 3 | \$8,100 |
| Ground Lighting | | | | |
| 320 | Ground Lighting - Replace | 20 | 8 | \$9,250 |

33 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 7/25/2018, we started with a brief meeting with Chaney Hicks. We visually inspected the association, and were able to see most areas.

During our site inspection we also identified annual landscape expenses would be handled from the Operational/Maintenance budget vs Reserves.

Please see the Photographic Inventory Appendix at the end of this report for detailed look at each component.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your property as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

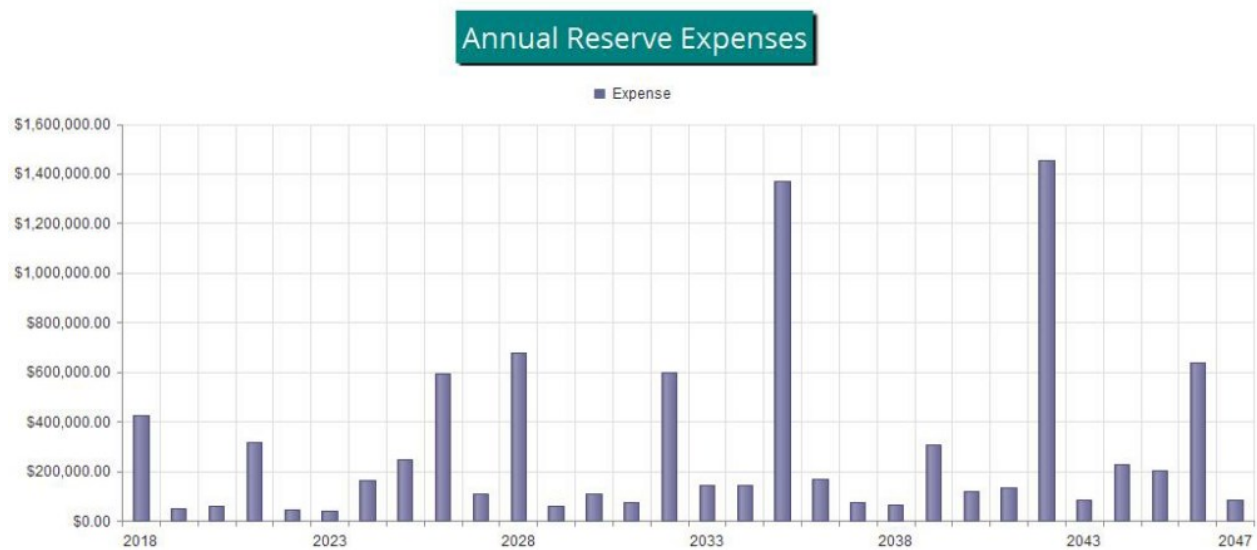


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$0 as-of the start of your fiscal year. This is based on your actual balance on 7/30/2018 of \$0 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 7/1/2018, your Fully Funded Balance is computed to be \$1,224,218. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your 0.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$216,000/Annual this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

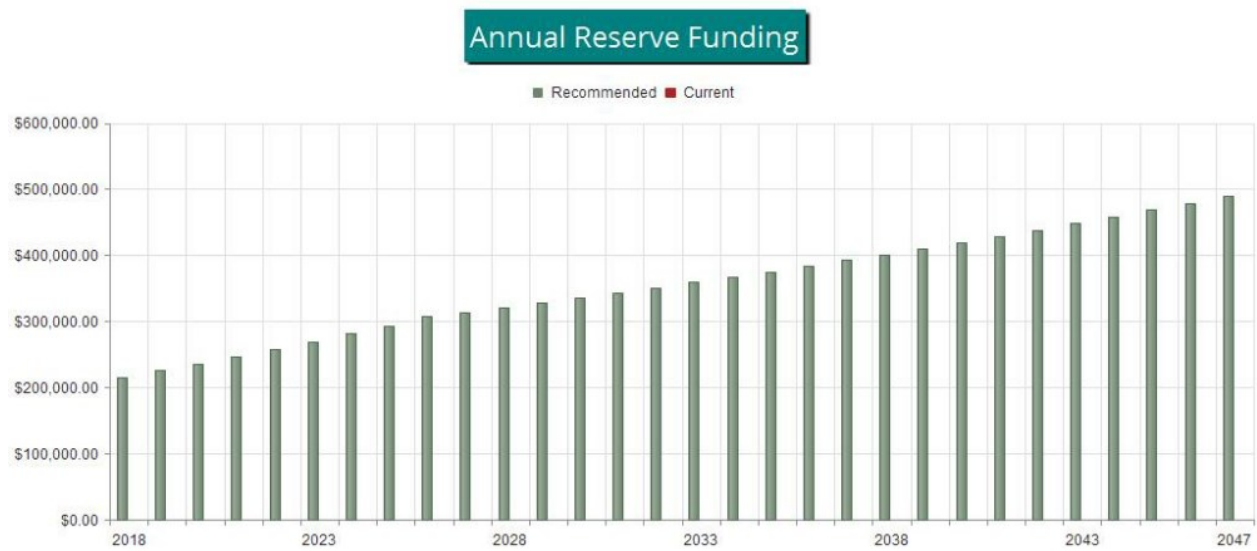


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

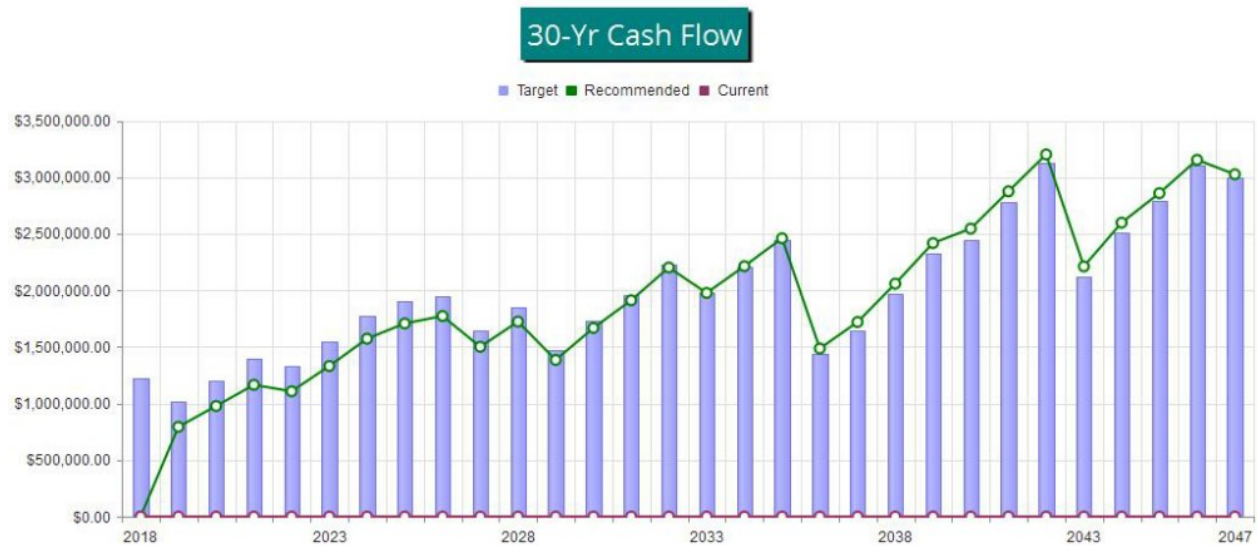


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

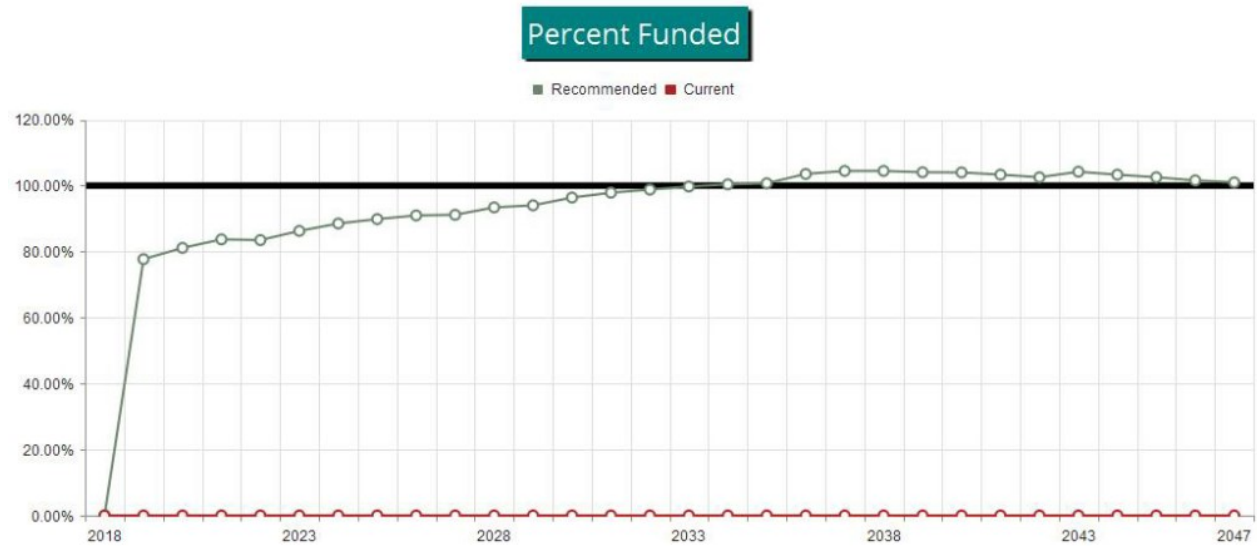


Figure 4

Table Descriptions

The tabular information in this Report is broken down into nine tables, **not all which may have been chosen by your Project Manager to appear in your report.** Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the association total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

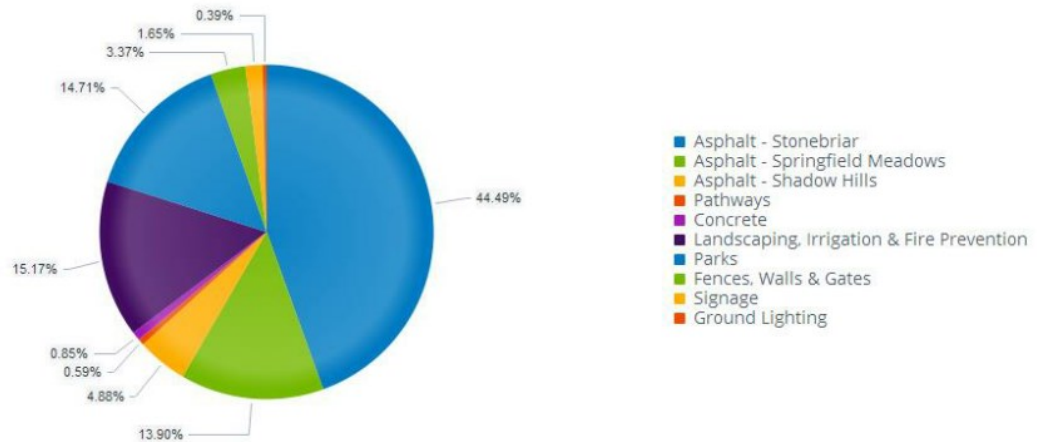
Budget Summary

35000-0
Full

| | Useful Life | | 2018 Rem. Useful Life | | Estimated Replacement Cost in 2018 | 2018 Expenditures | 07/01/2018 Current Fund Balance | 07/01/2018 Fully Funded Balance | Remaining Bal. to be Funded | 2018 Contributions |
|---|-------------|-----|-----------------------|-----|------------------------------------|-------------------|---------------------------------|---------------------------------|-----------------------------|--------------------|
| | Min | Max | Min | Max | | | | | | |
| Asphalt - Stonebriar | 1 | 21 | 0 | 17 | \$1,053,000 | \$18,000 | \$0 | \$309,667 | \$1,053,000 | \$101,487 |
| Asphalt - Springfield Meadows | 1 | 21 | 0 | 14 | \$328,950 | \$130,950 | \$0 | \$196,950 | \$328,950 | \$30,721 |
| Asphalt - Shadow Hills | 1 | 21 | 0 | 7 | \$115,500 | \$18,000 | \$0 | \$78,333 | \$115,500 | \$10,759 |
| Pathways | 24 | 24 | 9 | 9 | \$14,050 | \$0 | \$0 | \$8,781 | \$14,050 | \$653 |
| Concrete | 4 | 4 | 2 | 2 | \$20,000 | \$0 | \$0 | \$10,000 | \$20,000 | \$5,581 |
| Landscaping, Irrigation & Fire Prevention | 1 | 30 | 0 | 10 | \$359,150 | \$35,000 | \$0 | \$253,892 | \$359,150 | \$36,838 |
| Parks | 6 | 30 | 0 | 8 | \$348,100 | \$225,000 | \$0 | \$305,752 | \$348,100 | \$17,205 |
| Fences, Walls & Gates | 5 | 30 | 1 | 23 | \$79,700 | \$0 | \$0 | \$31,393 | \$79,700 | \$9,179 |
| Signage | 12 | 20 | 3 | 12 | \$39,100 | \$0 | \$0 | \$23,900 | \$39,100 | \$3,060 |
| Ground Lighting | 20 | 20 | 8 | 8 | \$9,250 | \$0 | \$0 | \$5,550 | \$9,250 | \$516 |
| | | | | | \$2,366,800 | \$426,950 | \$0 | \$1,224,218 | \$2,366,800 | \$216,000 |

Percent Funded: 0.0%

Budget Summary



Reserve Component List Detail

35000-0
Full

| # | Component | Quantity | Useful Life | Rem. Useful Life | Current Cost Estimate | |
|---|------------------------------------|--------------------------|-------------|---------------------|-----------------------|---------------|
| | | | | | Best Case | Worst Case |
| Asphalt - Stonebriar | | | | | | |
| 201 | Asphalt - Remove & Replace (25%) | Approx 610,700 GSF x 25% | 21 | 17 | \$540,000 | \$670,000 |
| 202 | Asphalt - Remove & Replace (10%) | Approx 610,700 GSF x 10% | 14 | 10 | \$215,000 | \$270,000 |
| 203 | Asphalt - Seal/Repair | Approx 610,700 GSF | 7 | 3 | \$165,000 | \$210,000 |
| 204 | Asphalt - Crack Seal | Approx 610,700 GSF | 1 | 0 | \$16,000 | \$20,000 |
| Asphalt - Springfield Meadows | | | | | | |
| 201 | Asphalt - Remove & Replace (25%) | Approx 200,300 GSF x 25% | 21 | 14 | \$176,000 | \$220,000 |
| 202 | Asphalt - Remove & Replace (10%) | Approx 200,300 GSF x 10% | 14 | 0 | \$70,000 | \$90,000 |
| 203 | Asphalt - Seal/Repair | Approx 200,300 GSF | 7 | 0 | \$40,000 | \$50,000 |
| 204 | Asphalt - Crack Seal | Approx 200,300 GSF | 1 | 0 | \$5,300 | \$6,600 |
| Asphalt - Shadow Hills | | | | | | |
| 201 | Asphalt - Remove & Replace (25%) | Approx. 70,100 GSF x 25% | 21 | 7 | \$62,000 | \$77,000 |
| 202 | Asphalt - Remove & Replace (10%) | Approx. 70,100 GSF x 10% | 14 | 7 | \$25,000 | \$31,000 |
| 203 | Asphalt - Seal/Repair | Approx. 70,100 GSF GSF | 7 | 0 | \$14,200 | \$17,700 |
| 204 | Asphalt - Crack Seal | Approx. 70,100 GSF | 1 | 0 | \$1,800 | \$2,300 |
| Pathways | | | | | | |
| 220 | Asphalt Paths - Overlay & Repair | Approx 2,125 GSF | 24 | 9 | \$12,800 | \$15,300 |
| Concrete | | | | | | |
| 103 | Concrete - Repairs | 28,900 GSF, 17,000 LF | 4 | 2 | \$18,000 | \$22,000 |
| Landscaping, Irrigation & Fire Prevention | | | | | | |
| 1001 | Backflow Devices - Replace | (6) Devices | 30 | 10 | \$10,800 | \$13,000 |
| 1003 | Irrigation Controller - Replace | (3) Controllers | 12 | 6 | \$6,600 | \$7,900 |
| 1008 | Trees - Trim/Remove | Tree Trimming/Removal | 3 | 1 | \$4,500 | \$5,500 |
| 1010 | Landscape - Renovations | Renovations | 25 | 8 | \$280,000 | \$320,000 |
| 1011 | Open Space - Maintenance | Maintenance | 3 | 0 | \$20,000 | \$30,000 |
| 1012 | Fire Break - Maintenance | Maintenance | 1 | 0 | \$9,000 | \$11,000 |
| Parks | | | | | | |
| 390 | Berkshire Park - Renovations | (1) Renovations | 24 | 0 | \$200,000 | \$250,000 |
| 405 | Play Equipment - Replace | (4) Pieces | 24 | 8 | \$90,000 | \$110,000 |
| 406 | Play Surface - Replenish | Approx 4,360 GSF | 6 | 3 | \$6,500 | \$7,800 |
| 408 | Park Furnishings - Replace | (11) Furnishings | 20 | 8 | \$7,900 | \$9,900 |
| 1609 | Baseball Backstop - Replace | (40'x20') Backstop | 30 | 8 | \$6,300 | \$7,800 |
| Fences, Walls & Gates | | | | | | |
| 501 | Block Walls - Repair/Replace | Approx 4,120 LF x 5% | 10 | 6 | \$36,000 | \$45,000 |
| 505 | Wood Fence - Repair/Replace | Approx 1,800 LF x 20% | 5 | 1 | \$7,200 | \$8,700 |
| 512 | Split Rail Fence - Repair/Replace | Approx 2,100 LF x 20% | 5 | 3 | \$8,400 | \$10,100 |
| 709 | Fire Access Road Gates - Replace | (4) Gates | 30 | 23 | \$20,000 | \$24,000 |
| Signage | | | | | | |
| 1402 | Directional/Street Signs - Replace | (116) Misc. Signs | 12 | 3 | \$14,000 | \$17,000 |
| 1403 | Monument Signs - Repair/Replace | (4) Monument Signs | 20 | 12 | \$14,000 | \$17,000 |
| 1404 | Radar Speed Signs - Replace | (2) Radar Solar Signs | 12 | 3 | \$7,200 | \$9,000 |
| Ground Lighting | | | | | | |
| 320 | Ground Lighting - Replace | (15) Assorted Lights | 20 | 8 | \$8,200 | \$10,300 |

33 Total Funded Components

| # | Component | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|---|------------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| Asphalt - Stonebriar | | | | | | | | |
| 201 | Asphalt - Remove & Replace (25%) | \$605,000 | X | 4 | / | 21 | = | \$115,238 |
| 202 | Asphalt - Remove & Replace (10%) | \$242,500 | X | 4 | / | 14 | = | \$69,286 |
| 203 | Asphalt - Seal/Repair | \$187,500 | X | 4 | / | 7 | = | \$107,143 |
| 204 | Asphalt - Crack Seal | \$18,000 | X | 1 | / | 1 | = | \$18,000 |
| Asphalt - Springfield Meadows | | | | | | | | |
| 201 | Asphalt - Remove & Replace (25%) | \$198,000 | X | 7 | / | 21 | = | \$66,000 |
| 202 | Asphalt - Remove & Replace (10%) | \$80,000 | X | 14 | / | 14 | = | \$80,000 |
| 203 | Asphalt - Seal/Repair | \$45,000 | X | 7 | / | 7 | = | \$45,000 |
| 204 | Asphalt - Crack Seal | \$5,950 | X | 1 | / | 1 | = | \$5,950 |
| Asphalt - Shadow Hills | | | | | | | | |
| 201 | Asphalt - Remove & Replace (25%) | \$69,500 | X | 14 | / | 21 | = | \$46,333 |
| 202 | Asphalt - Remove & Replace (10%) | \$28,000 | X | 7 | / | 14 | = | \$14,000 |
| 203 | Asphalt - Seal/Repair | \$15,950 | X | 7 | / | 7 | = | \$15,950 |
| 204 | Asphalt - Crack Seal | \$2,050 | X | 1 | / | 1 | = | \$2,050 |
| Pathways | | | | | | | | |
| 220 | Asphalt Paths - Overlay & Repair | \$14,050 | X | 15 | / | 24 | = | \$8,781 |
| Concrete | | | | | | | | |
| 103 | Concrete - Repairs | \$20,000 | X | 2 | / | 4 | = | \$10,000 |
| Landscaping, Irrigation & Fire Prevention | | | | | | | | |
| 1001 | Backflow Devices - Replace | \$11,900 | X | 20 | / | 30 | = | \$7,933 |
| 1003 | Irrigation Controller - Replace | \$7,250 | X | 6 | / | 12 | = | \$3,625 |
| 1008 | Trees - Trim/Remove | \$5,000 | X | 2 | / | 3 | = | \$3,333 |
| 1010 | Landscape - Renovations | \$300,000 | X | 17 | / | 25 | = | \$204,000 |
| 1011 | Open Space - Maintenance | \$25,000 | X | 3 | / | 3 | = | \$25,000 |
| 1012 | Fire Break - Maintenance | \$10,000 | X | 1 | / | 1 | = | \$10,000 |
| Parks | | | | | | | | |
| 390 | Berkshire Park - Renovations | \$225,000 | X | 24 | / | 24 | = | \$225,000 |
| 405 | Play Equipment - Replace | \$100,000 | X | 16 | / | 24 | = | \$66,667 |
| 406 | Play Surface - Replenish | \$7,150 | X | 3 | / | 6 | = | \$3,575 |
| 408 | Park Furnishings - Replace | \$8,900 | X | 12 | / | 20 | = | \$5,340 |
| 1609 | Baseball Backstop - Replace | \$7,050 | X | 22 | / | 30 | = | \$5,170 |
| Fences, Walls & Gates | | | | | | | | |
| 501 | Block Walls - Repair/Replace | \$40,500 | X | 4 | / | 10 | = | \$16,200 |
| 505 | Wood Fence - Repair/Replace | \$7,950 | X | 4 | / | 5 | = | \$6,360 |
| 512 | Split Rail Fence - Repair/Replace | \$9,250 | X | 2 | / | 5 | = | \$3,700 |
| 709 | Fire Access Road Gates - Replace | \$22,000 | X | 7 | / | 30 | = | \$5,133 |
| Signage | | | | | | | | |
| 1402 | Directional/Street Signs - Replace | \$15,500 | X | 9 | / | 12 | = | \$11,625 |
| 1403 | Monument Signs - Repair/Replace | \$15,500 | X | 8 | / | 20 | = | \$6,200 |
| 1404 | Radar Speed Signs - Replace | \$8,100 | X | 9 | / | 12 | = | \$6,075 |
| Ground Lighting | | | | | | | | |
| 320 | Ground Lighting - Replace | \$9,250 | X | 12 | / | 20 | = | \$5,550 |
| | | | | | | | | \$1,224,218 |

Component Significance

35000-0
Full

| # | Component | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|---|------------------------------------|-------------------|-----------------------|-----------------------|----------------------------|
| Asphalt - Stonebriar | | | | | |
| 201 | Asphalt - Remove & Replace (25%) | 21 | \$605,000 | \$28,810 | 14.89 % |
| 202 | Asphalt - Remove & Replace (10%) | 14 | \$242,500 | \$17,321 | 8.95 % |
| 203 | Asphalt - Seal/Repair | 7 | \$187,500 | \$26,786 | 13.84 % |
| 204 | Asphalt - Crack Seal | 1 | \$18,000 | \$18,000 | 9.30 % |
| Asphalt - Springfield Meadows | | | | | |
| 201 | Asphalt - Remove & Replace (25%) | 21 | \$198,000 | \$9,429 | 4.87 % |
| 202 | Asphalt - Remove & Replace (10%) | 14 | \$80,000 | \$5,714 | 2.95 % |
| 203 | Asphalt - Seal/Repair | 7 | \$45,000 | \$6,429 | 3.32 % |
| 204 | Asphalt - Crack Seal | 1 | \$5,950 | \$5,950 | 3.07 % |
| Asphalt - Shadow Hills | | | | | |
| 201 | Asphalt - Remove & Replace (25%) | 21 | \$69,500 | \$3,310 | 1.71 % |
| 202 | Asphalt - Remove & Replace (10%) | 14 | \$28,000 | \$2,000 | 1.03 % |
| 203 | Asphalt - Seal/Repair | 7 | \$15,950 | \$2,279 | 1.18 % |
| 204 | Asphalt - Crack Seal | 1 | \$2,050 | \$2,050 | 1.06 % |
| Pathways | | | | | |
| 220 | Asphalt Paths - Overlay & Repair | 24 | \$14,050 | \$585 | 0.30 % |
| Concrete | | | | | |
| 103 | Concrete - Repairs | 4 | \$20,000 | \$5,000 | 2.58 % |
| Landscaping, Irrigation & Fire Prevention | | | | | |
| 1001 | Backflow Devices - Replace | 30 | \$11,900 | \$397 | 0.20 % |
| 1003 | Irrigation Controller - Replace | 12 | \$7,250 | \$604 | 0.31 % |
| 1008 | Trees - Trim/Remove | 3 | \$5,000 | \$1,667 | 0.86 % |
| 1010 | Landscape - Renovations | 25 | \$300,000 | \$12,000 | 6.20 % |
| 1011 | Open Space - Maintenance | 3 | \$25,000 | \$8,333 | 4.31 % |
| 1012 | Fire Break - Maintenance | 1 | \$10,000 | \$10,000 | 5.17 % |
| Parks | | | | | |
| 390 | Berkshire Park - Renovations | 24 | \$225,000 | \$9,375 | 4.84 % |
| 405 | Play Equipment - Replace | 24 | \$100,000 | \$4,167 | 2.15 % |
| 406 | Play Surface - Replenish | 6 | \$7,150 | \$1,192 | 0.62 % |
| 408 | Park Furnishings - Replace | 20 | \$8,900 | \$445 | 0.23 % |
| 1609 | Baseball Backstop - Replace | 30 | \$7,050 | \$235 | 0.12 % |
| Fences, Walls & Gates | | | | | |
| 501 | Block Walls - Repair/Replace | 10 | \$40,500 | \$4,050 | 2.09 % |
| 505 | Wood Fence - Repair/Replace | 5 | \$7,950 | \$1,590 | 0.82 % |
| 512 | Split Rail Fence - Repair/Replace | 5 | \$9,250 | \$1,850 | 0.96 % |
| 709 | Fire Access Road Gates - Replace | 30 | \$22,000 | \$733 | 0.38 % |
| Signage | | | | | |
| 1402 | Directional/Street Signs - Replace | 12 | \$15,500 | \$1,292 | 0.67 % |
| 1403 | Monument Signs - Repair/Replace | 20 | \$15,500 | \$775 | 0.40 % |
| 1404 | Radar Speed Signs - Replace | 12 | \$8,100 | \$675 | 0.35 % |
| Ground Lighting | | | | | |
| 320 | Ground Lighting - Replace | 20 | \$9,250 | \$463 | 0.24 % |
| 33 | Total Funded Components | | | \$193,503 | 100.00 % |

Accounting-Tax Summary

35000-0
Full

| # | Component | UL | RUL | Current Cost Estimate | Fully Funded Balance | Current Fund Balance | Proportional Reserve Contribs |
|---|------------------------------------|----|-----|-----------------------|----------------------|----------------------|-------------------------------|
| Asphalt - Stonebriar | | | | | | | |
| 201 | Asphalt - Remove & Replace (25%) | 21 | 17 | \$605,000 | \$115,238 | \$0 | \$32,159 |
| 202 | Asphalt - Remove & Replace (10%) | 14 | 10 | \$242,500 | \$69,286 | \$0 | \$19,335 |
| 203 | Asphalt - Seal/Repair | 7 | 3 | \$187,500 | \$107,143 | \$30,193 | \$29,900 |
| 204 | Asphalt - Crack Seal | 1 | 0 | \$18,000 | \$18,000 | \$15,950 | \$20,093 |
| Asphalt - Springfield Meadows | | | | | | | |
| 201 | Asphalt - Remove & Replace (25%) | 21 | 14 | \$198,000 | \$66,000 | \$0 | \$10,525 |
| 202 | Asphalt - Remove & Replace (10%) | 14 | 0 | \$80,000 | \$80,000 | \$0 | \$6,379 |
| 203 | Asphalt - Seal/Repair | 7 | 0 | \$45,000 | \$45,000 | \$0 | \$7,176 |
| 204 | Asphalt - Crack Seal | 1 | 0 | \$5,950 | \$5,950 | \$3,900 | \$6,642 |
| Asphalt - Shadow Hills | | | | | | | |
| 201 | Asphalt - Remove & Replace (25%) | 21 | 7 | \$69,500 | \$46,333 | \$0 | \$3,694 |
| 202 | Asphalt - Remove & Replace (10%) | 14 | 7 | \$28,000 | \$14,000 | \$0 | \$2,233 |
| 203 | Asphalt - Seal/Repair | 7 | 0 | \$15,950 | \$15,950 | \$0 | \$2,543 |
| 204 | Asphalt - Crack Seal | 1 | 0 | \$2,050 | \$2,050 | \$0 | \$2,288 |
| Pathways | | | | | | | |
| 220 | Asphalt Paths - Overlay & Repair | 24 | 9 | \$14,050 | \$8,781 | \$0 | \$653 |
| Concrete | | | | | | | |
| 103 | Concrete - Repairs | 4 | 2 | \$20,000 | \$10,000 | \$0 | \$5,581 |
| Landscaping, Irrigation & Fire Prevention | | | | | | | |
| 1001 | Backflow Devices - Replace | 30 | 10 | \$11,900 | \$7,933 | \$0 | \$443 |
| 1003 | Irrigation Controller - Replace | 12 | 6 | \$7,250 | \$3,625 | \$0 | \$674 |
| 1008 | Trees - Trim/Remove | 3 | 1 | \$5,000 | \$3,333 | \$0 | \$1,860 |
| 1010 | Landscape - Renovations | 25 | 8 | \$300,000 | \$204,000 | \$0 | \$13,395 |
| 1011 | Open Space - Maintenance | 3 | 0 | \$25,000 | \$25,000 | \$0 | \$9,302 |
| 1012 | Fire Break - Maintenance | 1 | 0 | \$10,000 | \$10,000 | \$0 | \$11,163 |
| Parks | | | | | | | |
| 390 | Berkshire Park - Renovations | 24 | 0 | \$225,000 | \$225,000 | \$0 | \$10,465 |
| 405 | Play Equipment - Replace | 24 | 8 | \$100,000 | \$66,667 | \$0 | \$4,651 |
| 406 | Play Surface - Replenish | 6 | 3 | \$7,150 | \$3,575 | \$0 | \$1,330 |
| 408 | Park Furnishings - Replace | 20 | 8 | \$8,900 | \$5,340 | \$0 | \$497 |
| 1609 | Baseball Backstop - Replace | 30 | 8 | \$7,050 | \$5,170 | \$0 | \$262 |
| Fences, Walls & Gates | | | | | | | |
| 501 | Block Walls - Repair/Replace | 10 | 6 | \$40,500 | \$16,200 | \$0 | \$4,521 |
| 505 | Wood Fence - Repair/Replace | 5 | 1 | \$7,950 | \$6,360 | \$0 | \$1,775 |
| 512 | Split Rail Fence - Repair/Replace | 5 | 3 | \$9,250 | \$3,700 | \$0 | \$2,065 |
| 709 | Fire Access Road Gates - Replace | 30 | 23 | \$22,000 | \$5,133 | \$0 | \$819 |
| Signage | | | | | | | |
| 1402 | Directional/Street Signs - Replace | 12 | 3 | \$15,500 | \$11,625 | \$0 | \$1,442 |
| 1403 | Monument Signs - Repair/Replace | 20 | 12 | \$15,500 | \$6,200 | \$0 | \$865 |
| 1404 | Radar Speed Signs - Replace | 12 | 3 | \$8,100 | \$6,075 | \$0 | \$753 |
| Ground Lighting | | | | | | | |
| 320 | Ground Lighting - Replace | 20 | 8 | \$9,250 | \$5,550 | \$0 | \$516 |
| 33 Total Funded Components | | | | | \$1,224,218 | \$50,043 | \$216,000 |

30-Year Reserve Plan Summary

35000-0
Full

| | | |
|--|-----------------------------------|-------------------|
| Fiscal Year Start: 2018 | Interest: 1.00 % | Inflation: 3.00 % |
| Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date) | Projected Reserve Balance Changes | |

| Year | Starting Reserve Balance | Fully Funded Balance | Percent Funded | | Special Assmt Risk | % Increase In Annual Reserve Contribs. | Reserve Contribs. | Loan or Special Assmts | Interest Income | Reserve Expenses |
|------|--------------------------|----------------------|----------------|--|--------------------|---|-------------------|------------------------|-----------------|------------------|
| | | | | | | | | | | |
| 2018 | \$0 | \$1,224,218 | 0.0 % | | High | 0.00 % | \$216,000 | \$1,000,000 | \$3,963 | \$426,950 |
| 2019 | \$793,013 | \$1,020,494 | 77.7 % | | Low | 4.50 % | \$225,720 | \$0 | \$8,847 | \$50,419 |
| 2020 | \$977,162 | \$1,204,466 | 81.1 % | | Low | 4.50 % | \$235,877 | \$0 | \$10,703 | \$59,410 |
| 2021 | \$1,164,332 | \$1,390,853 | 83.7 % | | Low | 4.50 % | \$246,492 | \$0 | \$11,351 | \$315,252 |
| 2022 | \$1,106,924 | \$1,325,659 | 83.5 % | | Low | 4.50 % | \$257,584 | \$0 | \$12,182 | \$46,146 |
| 2023 | \$1,330,544 | \$1,542,222 | 86.3 % | | Low | 4.50 % | \$269,175 | \$0 | \$14,509 | \$41,734 |
| 2024 | \$1,572,494 | \$1,776,556 | 88.5 % | | Low | 4.50 % | \$281,288 | \$0 | \$16,390 | \$163,227 |
| 2025 | \$1,706,946 | \$1,899,713 | 89.9 % | | Low | 4.50 % | \$293,946 | \$0 | \$17,392 | \$245,298 |
| 2026 | \$1,772,986 | \$1,949,172 | 91.0 % | | Low | 4.50 % | \$307,174 | \$0 | \$16,361 | \$595,952 |
| 2027 | \$1,500,568 | \$1,646,294 | 91.1 % | | Low | 2.25 % | \$314,085 | \$0 | \$16,114 | \$107,252 |
| 2028 | \$1,723,515 | \$1,845,265 | 93.4 % | | Low | 2.25 % | \$321,152 | \$0 | \$15,533 | \$675,856 |
| 2029 | \$1,384,344 | \$1,472,346 | 94.0 % | | Low | 2.25 % | \$328,378 | \$0 | \$15,251 | \$60,837 |
| 2030 | \$1,667,136 | \$1,729,743 | 96.4 % | | Low | 2.25 % | \$335,766 | \$0 | \$17,887 | \$109,071 |
| 2031 | \$1,911,718 | \$1,953,459 | 97.9 % | | Low | 2.25 % | \$343,321 | \$0 | \$20,559 | \$73,794 |
| 2032 | \$2,201,805 | \$2,228,746 | 98.8 % | | Low | 2.25 % | \$351,046 | \$0 | \$20,882 | \$597,397 |
| 2033 | \$1,976,335 | \$1,981,761 | 99.7 % | | Low | 2.25 % | \$358,944 | \$0 | \$20,939 | \$142,944 |
| 2034 | \$2,213,275 | \$2,204,498 | 100.4 % | | Low | 2.25 % | \$367,021 | \$0 | \$23,357 | \$143,541 |
| 2035 | \$2,460,112 | \$2,442,617 | 100.7 % | | Low | 2.25 % | \$375,279 | \$0 | \$19,721 | \$1,369,384 |
| 2036 | \$1,485,727 | \$1,434,856 | 103.5 % | | Low | 2.25 % | \$383,722 | \$0 | \$16,019 | \$165,987 |
| 2037 | \$1,719,482 | \$1,646,244 | 104.4 % | | Low | 2.25 % | \$392,356 | \$0 | \$18,884 | \$71,894 |
| 2038 | \$2,058,828 | \$1,971,070 | 104.5 % | | Low | 2.25 % | \$401,184 | \$0 | \$22,371 | \$65,020 |
| 2039 | \$2,417,363 | \$2,323,204 | 104.1 % | | Low | 2.25 % | \$410,211 | \$0 | \$24,803 | \$307,042 |
| 2040 | \$2,545,336 | \$2,447,420 | 104.0 % | | Low | 2.25 % | \$419,441 | \$0 | \$27,090 | \$116,882 |
| 2041 | \$2,874,984 | \$2,782,349 | 103.3 % | | Low | 2.25 % | \$428,878 | \$0 | \$30,370 | \$132,724 |
| 2042 | \$3,201,508 | \$3,122,466 | 102.5 % | | Low | 2.25 % | \$438,528 | \$0 | \$27,054 | \$1,455,481 |
| 2043 | \$2,211,609 | \$2,122,148 | 104.2 % | | Low | 2.25 % | \$448,395 | \$0 | \$24,039 | \$85,845 |
| 2044 | \$2,598,198 | \$2,514,700 | 103.3 % | | Low | 2.25 % | \$458,484 | \$0 | \$27,273 | \$225,256 |
| 2045 | \$2,858,698 | \$2,787,954 | 102.5 % | | Low | 2.25 % | \$468,799 | \$0 | \$30,049 | \$203,803 |
| 2046 | \$3,153,744 | \$3,104,397 | 101.6 % | | Low | 2.25 % | \$479,347 | \$0 | \$30,886 | \$637,989 |
| 2047 | \$3,025,988 | \$2,996,403 | 101.0 % | | Low | 2.25 % | \$490,133 | \$0 | \$32,435 | \$84,836 |

30-Year Income/Expense Detail

35000-0
Full

| Fiscal Year | 2018 | 2019 | 2020 | 2021 | 2022 |
|--|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$0 | \$793,013 | \$977,162 | \$1,164,332 | \$1,106,924 |
| Annual Reserve Contribution | \$216,000 | \$225,720 | \$235,877 | \$246,492 | \$257,584 |
| Recommended Special Assessments | \$1,000,000 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$3,963 | \$8,847 | \$10,703 | \$11,351 | \$12,182 |
| Total Income | \$1,219,963 | \$1,027,581 | \$1,223,742 | \$1,422,175 | \$1,376,690 |
| # Component | | | | | |
| Asphalt - Stonebriar | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 203 Asphalt - Seal/Repair | \$0 | \$0 | \$0 | \$204,886 | \$0 |
| 204 Asphalt - Crack Seal | \$18,000 | \$18,540 | \$19,096 | \$19,669 | \$20,259 |
| Asphalt - Springfield Meadows | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$80,000 | \$0 | \$0 | \$0 | \$0 |
| 203 Asphalt - Seal/Repair | \$45,000 | \$0 | \$0 | \$0 | \$0 |
| 204 Asphalt - Crack Seal | \$5,950 | \$6,129 | \$6,312 | \$6,502 | \$6,697 |
| Asphalt - Shadow Hills | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 203 Asphalt - Seal/Repair | \$15,950 | \$0 | \$0 | \$0 | \$0 |
| 204 Asphalt - Crack Seal | \$2,050 | \$2,112 | \$2,175 | \$2,240 | \$2,307 |
| Pathways | | | | | |
| 220 Asphalt Paths - Overlay & Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| Concrete | | | | | |
| 103 Concrete - Repairs | \$0 | \$0 | \$21,218 | \$0 | \$0 |
| Landscaping, Irrigation & Fire Prevention | | | | | |
| 1001 Backflow Devices - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1003 Irrigation Controller - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1008 Trees - Trim/Remove | \$0 | \$5,150 | \$0 | \$0 | \$5,628 |
| 1010 Landscape - Renovations | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1011 Open Space - Maintenance | \$25,000 | \$0 | \$0 | \$27,318 | \$0 |
| 1012 Fire Break - Maintenance | \$10,000 | \$10,300 | \$10,609 | \$10,927 | \$11,255 |
| Parks | | | | | |
| 390 Berkshire Park - Renovations | \$225,000 | \$0 | \$0 | \$0 | \$0 |
| 405 Play Equipment - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 406 Play Surface - Replenish | \$0 | \$0 | \$0 | \$7,813 | \$0 |
| 408 Park Furnishings - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1609 Baseball Backstop - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Fences, Walls & Gates | | | | | |
| 501 Block Walls - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 505 Wood Fence - Repair/Replace | \$0 | \$8,189 | \$0 | \$0 | \$0 |
| 512 Split Rail Fence - Repair/Replace | \$0 | \$0 | \$0 | \$10,108 | \$0 |
| 709 Fire Access Road Gates - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Signage | | | | | |
| 1402 Directional/Street Signs - Replace | \$0 | \$0 | \$0 | \$16,937 | \$0 |
| 1403 Monument Signs - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1404 Radar Speed Signs - Replace | \$0 | \$0 | \$0 | \$8,851 | \$0 |
| Ground Lighting | | | | | |
| 320 Ground Lighting - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$426,950 | \$50,419 | \$59,410 | \$315,252 | \$46,146 |
| Ending Reserve Balance | \$793,013 | \$977,162 | \$1,164,332 | \$1,106,924 | \$1,330,544 |

| Fiscal Year | 2023 | 2024 | 2025 | 2026 | 2027 |
|--|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$1,330,544 | \$1,572,494 | \$1,706,946 | \$1,772,986 | \$1,500,568 |
| Annual Reserve Contribution | \$269,175 | \$281,288 | \$293,946 | \$307,174 | \$314,085 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$14,509 | \$16,390 | \$17,392 | \$16,361 | \$16,114 |
| Total Income | \$1,614,228 | \$1,870,173 | \$2,018,284 | \$2,096,520 | \$1,830,767 |
| # Component | | | | | |
| Asphalt - Stonebriar | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 203 Asphalt - Seal/Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 204 Asphalt - Crack Seal | \$20,867 | \$21,493 | \$22,138 | \$22,802 | \$23,486 |
| Asphalt - Springfield Meadows | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 203 Asphalt - Seal/Repair | \$0 | \$0 | \$55,344 | \$0 | \$0 |
| 204 Asphalt - Crack Seal | \$6,898 | \$7,105 | \$7,318 | \$7,537 | \$7,763 |
| Asphalt - Shadow Hills | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$85,476 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$0 | \$34,436 | \$0 | \$0 |
| 203 Asphalt - Seal/Repair | \$0 | \$0 | \$19,616 | \$0 | \$0 |
| 204 Asphalt - Crack Seal | \$2,377 | \$2,448 | \$2,521 | \$2,597 | \$2,675 |
| Pathways | | | | | |
| 220 Asphalt Paths - Overlay & Repair | \$0 | \$0 | \$0 | \$0 | \$18,332 |
| Concrete | | | | | |
| 103 Concrete - Repairs | \$0 | \$23,881 | \$0 | \$0 | \$0 |
| Landscaping, Irrigation & Fire Prevention | | | | | |
| 1001 Backflow Devices - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1003 Irrigation Controller - Replace | \$0 | \$8,657 | \$0 | \$0 | \$0 |
| 1008 Trees - Trim/Remove | \$0 | \$0 | \$6,149 | \$0 | \$0 |
| 1010 Landscape - Renovations | \$0 | \$0 | \$0 | \$380,031 | \$0 |
| 1011 Open Space - Maintenance | \$0 | \$29,851 | \$0 | \$0 | \$32,619 |
| 1012 Fire Break - Maintenance | \$11,593 | \$11,941 | \$12,299 | \$12,668 | \$13,048 |
| Parks | | | | | |
| 390 Berkshire Park - Renovations | \$0 | \$0 | \$0 | \$0 | \$0 |
| 405 Play Equipment - Replace | \$0 | \$0 | \$0 | \$126,677 | \$0 |
| 406 Play Surface - Replenish | \$0 | \$0 | \$0 | \$0 | \$9,329 |
| 408 Park Furnishings - Replace | \$0 | \$0 | \$0 | \$11,274 | \$0 |
| 1609 Baseball Backstop - Replace | \$0 | \$0 | \$0 | \$8,931 | \$0 |
| Fences, Walls & Gates | | | | | |
| 501 Block Walls - Repair/Replace | \$0 | \$48,359 | \$0 | \$0 | \$0 |
| 505 Wood Fence - Repair/Replace | \$0 | \$9,493 | \$0 | \$0 | \$0 |
| 512 Split Rail Fence - Repair/Replace | \$0 | \$0 | \$0 | \$11,718 | \$0 |
| 709 Fire Access Road Gates - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Signage | | | | | |
| 1402 Directional/Street Signs - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1403 Monument Signs - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1404 Radar Speed Signs - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Ground Lighting | | | | | |
| 320 Ground Lighting - Replace | \$0 | \$0 | \$0 | \$11,718 | \$0 |
| Total Expenses | \$41,734 | \$163,227 | \$245,298 | \$595,952 | \$107,252 |
| Ending Reserve Balance | \$1,572,494 | \$1,706,946 | \$1,772,986 | \$1,500,568 | \$1,723,515 |

| Fiscal Year | 2028 | 2029 | 2030 | 2031 | 2032 |
|--|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$1,723,515 | \$1,384,344 | \$1,667,136 | \$1,911,718 | \$2,201,805 |
| Annual Reserve Contribution | \$321,152 | \$328,378 | \$335,766 | \$343,321 | \$351,046 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$15,533 | \$15,251 | \$17,887 | \$20,559 | \$20,882 |
| Total Income | \$2,060,200 | \$1,727,973 | \$2,020,789 | \$2,275,598 | \$2,573,732 |
| # Component | | | | | |
| Asphalt - Stonebriar | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$325,900 | \$0 | \$0 | \$0 | \$0 |
| 203 Asphalt - Seal/Repair | \$251,984 | \$0 | \$0 | \$0 | \$0 |
| 204 Asphalt - Crack Seal | \$24,190 | \$24,916 | \$25,664 | \$26,434 | \$27,227 |
| Asphalt - Springfield Meadows | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$0 | \$299,493 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$0 | \$0 | \$0 | \$121,007 |
| 203 Asphalt - Seal/Repair | \$0 | \$0 | \$0 | \$0 | \$68,067 |
| 204 Asphalt - Crack Seal | \$7,996 | \$8,236 | \$8,483 | \$8,738 | \$9,000 |
| Asphalt - Shadow Hills | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 203 Asphalt - Seal/Repair | \$0 | \$0 | \$0 | \$0 | \$24,126 |
| 204 Asphalt - Crack Seal | \$2,755 | \$2,838 | \$2,923 | \$3,010 | \$3,101 |
| Pathways | | | | | |
| 220 Asphalt Paths - Overlay & Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| Concrete | | | | | |
| 103 Concrete - Repairs | \$26,878 | \$0 | \$0 | \$0 | \$30,252 |
| Landscaping, Irrigation & Fire Prevention | | | | | |
| 1001 Backflow Devices - Replace | \$15,993 | \$0 | \$0 | \$0 | \$0 |
| 1003 Irrigation Controller - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1008 Trees - Trim/Remove | \$6,720 | \$0 | \$0 | \$7,343 | \$0 |
| 1010 Landscape - Renovations | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1011 Open Space - Maintenance | \$0 | \$0 | \$35,644 | \$0 | \$0 |
| 1012 Fire Break - Maintenance | \$13,439 | \$13,842 | \$14,258 | \$14,685 | \$15,126 |
| Parks | | | | | |
| 390 Berkshire Park - Renovations | \$0 | \$0 | \$0 | \$0 | \$0 |
| 405 Play Equipment - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 406 Play Surface - Replenish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 408 Park Furnishings - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1609 Baseball Backstop - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Fences, Walls & Gates | | | | | |
| 501 Block Walls - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 505 Wood Fence - Repair/Replace | \$0 | \$11,005 | \$0 | \$0 | \$0 |
| 512 Split Rail Fence - Repair/Replace | \$0 | \$0 | \$0 | \$13,584 | \$0 |
| 709 Fire Access Road Gates - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Signage | | | | | |
| 1402 Directional/Street Signs - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1403 Monument Signs - Repair/Replace | \$0 | \$0 | \$22,099 | \$0 | \$0 |
| 1404 Radar Speed Signs - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Ground Lighting | | | | | |
| 320 Ground Lighting - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$675,856 | \$60,837 | \$109,071 | \$73,794 | \$597,397 |
| Ending Reserve Balance | \$1,384,344 | \$1,667,136 | \$1,911,718 | \$2,201,805 | \$1,976,335 |

| Fiscal Year | 2033 | 2034 | 2035 | 2036 | 2037 |
|--|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$1,976,335 | \$2,213,275 | \$2,460,112 | \$1,485,727 | \$1,719,482 |
| Annual Reserve Contribution | \$358,944 | \$367,021 | \$375,279 | \$383,722 | \$392,356 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$20,939 | \$23,357 | \$19,721 | \$16,019 | \$18,884 |
| Total Income | \$2,356,219 | \$2,603,653 | \$2,855,111 | \$1,885,469 | \$2,130,721 |
| # Component | | | | | |
| Asphalt - Stonebriar | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$999,973 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 203 Asphalt - Seal/Repair | \$0 | \$0 | \$309,909 | \$0 | \$0 |
| 204 Asphalt - Crack Seal | \$28,043 | \$28,885 | \$29,751 | \$30,644 | \$31,563 |
| Asphalt - Springfield Meadows | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 203 Asphalt - Seal/Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 204 Asphalt - Crack Seal | \$9,270 | \$9,548 | \$9,834 | \$10,129 | \$10,433 |
| Asphalt - Shadow Hills | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 203 Asphalt - Seal/Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 204 Asphalt - Crack Seal | \$3,194 | \$3,290 | \$3,388 | \$3,490 | \$3,595 |
| Pathways | | | | | |
| 220 Asphalt Paths - Overlay & Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| Concrete | | | | | |
| 103 Concrete - Repairs | \$0 | \$0 | \$0 | \$34,049 | \$0 |
| Landscaping, Irrigation & Fire Prevention | | | | | |
| 1001 Backflow Devices - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1003 Irrigation Controller - Replace | \$0 | \$0 | \$0 | \$12,343 | \$0 |
| 1008 Trees - Trim/Remove | \$0 | \$8,024 | \$0 | \$0 | \$8,768 |
| 1010 Landscape - Renovations | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1011 Open Space - Maintenance | \$38,949 | \$0 | \$0 | \$42,561 | \$0 |
| 1012 Fire Break - Maintenance | \$15,580 | \$16,047 | \$16,528 | \$17,024 | \$17,535 |
| Parks | | | | | |
| 390 Berkshire Park - Renovations | \$0 | \$0 | \$0 | \$0 | \$0 |
| 405 Play Equipment - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 406 Play Surface - Replenish | \$11,139 | \$0 | \$0 | \$0 | \$0 |
| 408 Park Furnishings - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1609 Baseball Backstop - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Fences, Walls & Gates | | | | | |
| 501 Block Walls - Repair/Replace | \$0 | \$64,991 | \$0 | \$0 | \$0 |
| 505 Wood Fence - Repair/Replace | \$0 | \$12,757 | \$0 | \$0 | \$0 |
| 512 Split Rail Fence - Repair/Replace | \$0 | \$0 | \$0 | \$15,748 | \$0 |
| 709 Fire Access Road Gates - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Signage | | | | | |
| 1402 Directional/Street Signs - Replace | \$24,148 | \$0 | \$0 | \$0 | \$0 |
| 1403 Monument Signs - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1404 Radar Speed Signs - Replace | \$12,620 | \$0 | \$0 | \$0 | \$0 |
| Ground Lighting | | | | | |
| 320 Ground Lighting - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$142,944 | \$143,541 | \$1,369,384 | \$165,987 | \$71,894 |
| Ending Reserve Balance | \$2,213,275 | \$2,460,112 | \$1,485,727 | \$1,719,482 | \$2,058,828 |

| Fiscal Year | 2038 | 2039 | 2040 | 2041 | 2042 |
|--|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$2,058,828 | \$2,417,363 | \$2,545,336 | \$2,874,984 | \$3,201,508 |
| Annual Reserve Contribution | \$401,184 | \$410,211 | \$419,441 | \$428,878 | \$438,528 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$22,371 | \$24,803 | \$27,090 | \$30,370 | \$27,054 |
| Total Income | \$2,482,383 | \$2,852,377 | \$2,991,866 | \$3,334,232 | \$3,667,090 |
| # Component | | | | | |
| Asphalt - Stonebriar | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$0 | \$0 | \$0 | \$492,953 |
| 203 Asphalt - Seal/Repair | \$0 | \$0 | \$0 | \$0 | \$381,149 |
| 204 Asphalt - Crack Seal | \$32,510 | \$33,485 | \$34,490 | \$35,525 | \$36,590 |
| Asphalt - Springfield Meadows | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 203 Asphalt - Seal/Repair | \$0 | \$83,713 | \$0 | \$0 | \$0 |
| 204 Asphalt - Crack Seal | \$10,746 | \$11,069 | \$11,401 | \$11,743 | \$12,095 |
| Asphalt - Shadow Hills | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$52,088 | \$0 | \$0 | \$0 |
| 203 Asphalt - Seal/Repair | \$0 | \$29,672 | \$0 | \$0 | \$0 |
| 204 Asphalt - Crack Seal | \$3,703 | \$3,814 | \$3,928 | \$4,046 | \$4,167 |
| Pathways | | | | | |
| 220 Asphalt Paths - Overlay & Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| Concrete | | | | | |
| 103 Concrete - Repairs | \$0 | \$0 | \$38,322 | \$0 | \$0 |
| Landscaping, Irrigation & Fire Prevention | | | | | |
| 1001 Backflow Devices - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1003 Irrigation Controller - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1008 Trees - Trim/Remove | \$0 | \$0 | \$9,581 | \$0 | \$0 |
| 1010 Landscape - Renovations | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1011 Open Space - Maintenance | \$0 | \$46,507 | \$0 | \$0 | \$50,820 |
| 1012 Fire Break - Maintenance | \$18,061 | \$18,603 | \$19,161 | \$19,736 | \$20,328 |
| Parks | | | | | |
| 390 Berkshire Park - Renovations | \$0 | \$0 | \$0 | \$0 | \$457,379 |
| 405 Play Equipment - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 406 Play Surface - Replenish | \$0 | \$13,301 | \$0 | \$0 | \$0 |
| 408 Park Furnishings - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1609 Baseball Backstop - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Fences, Walls & Gates | | | | | |
| 501 Block Walls - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 505 Wood Fence - Repair/Replace | \$0 | \$14,789 | \$0 | \$0 | \$0 |
| 512 Split Rail Fence - Repair/Replace | \$0 | \$0 | \$0 | \$18,256 | \$0 |
| 709 Fire Access Road Gates - Replace | \$0 | \$0 | \$0 | \$43,419 | \$0 |
| Signage | | | | | |
| 1402 Directional/Street Signs - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1403 Monument Signs - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1404 Radar Speed Signs - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Ground Lighting | | | | | |
| 320 Ground Lighting - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$65,020 | \$307,042 | \$116,882 | \$132,724 | \$1,455,481 |
| Ending Reserve Balance | \$2,417,363 | \$2,545,336 | \$2,874,984 | \$3,201,508 | \$2,211,609 |

| Fiscal Year | 2043 | 2044 | 2045 | 2046 | 2047 |
|--|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$2,211,609 | \$2,598,198 | \$2,858,698 | \$3,153,744 | \$3,025,988 |
| Annual Reserve Contribution | \$448,395 | \$458,484 | \$468,799 | \$479,347 | \$490,133 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$24,039 | \$27,273 | \$30,049 | \$30,886 | \$32,435 |
| Total Income | \$2,684,043 | \$3,083,954 | \$3,357,547 | \$3,663,977 | \$3,548,556 |
| # Component | | | | | |
| Asphalt - Stonebriar | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 203 Asphalt - Seal/Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 204 Asphalt - Crack Seal | \$37,688 | \$38,819 | \$39,983 | \$41,183 | \$42,418 |
| Asphalt - Springfield Meadows | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$0 | \$0 | \$183,034 | \$0 |
| 203 Asphalt - Seal/Repair | \$0 | \$0 | \$0 | \$102,957 | \$0 |
| 204 Asphalt - Crack Seal | \$12,458 | \$12,832 | \$13,217 | \$13,613 | \$14,022 |
| Asphalt - Shadow Hills | | | | | |
| 201 Asphalt - Remove & Replace (25%) | \$0 | \$0 | \$0 | \$159,011 | \$0 |
| 202 Asphalt - Remove & Replace (10%) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 203 Asphalt - Seal/Repair | \$0 | \$0 | \$0 | \$36,492 | \$0 |
| 204 Asphalt - Crack Seal | \$4,292 | \$4,421 | \$4,554 | \$4,690 | \$4,831 |
| Pathways | | | | | |
| 220 Asphalt Paths - Overlay & Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| Concrete | | | | | |
| 103 Concrete - Repairs | \$0 | \$43,132 | \$0 | \$0 | \$0 |
| Landscaping, Irrigation & Fire Prevention | | | | | |
| 1001 Backflow Devices - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1003 Irrigation Controller - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1008 Trees - Trim/Remove | \$10,469 | \$0 | \$0 | \$11,440 | \$0 |
| 1010 Landscape - Renovations | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1011 Open Space - Maintenance | \$0 | \$0 | \$55,532 | \$0 | \$0 |
| 1012 Fire Break - Maintenance | \$20,938 | \$21,566 | \$22,213 | \$22,879 | \$23,566 |
| Parks | | | | | |
| 390 Berkshire Park - Renovations | \$0 | \$0 | \$0 | \$0 | \$0 |
| 405 Play Equipment - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 406 Play Surface - Replenish | \$0 | \$0 | \$15,882 | \$0 | \$0 |
| 408 Park Furnishings - Replace | \$0 | \$0 | \$0 | \$20,363 | \$0 |
| 1609 Baseball Backstop - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Fences, Walls & Gates | | | | | |
| 501 Block Walls - Repair/Replace | \$0 | \$87,342 | \$0 | \$0 | \$0 |
| 505 Wood Fence - Repair/Replace | \$0 | \$17,145 | \$0 | \$0 | \$0 |
| 512 Split Rail Fence - Repair/Replace | \$0 | \$0 | \$0 | \$21,163 | \$0 |
| 709 Fire Access Road Gates - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Signage | | | | | |
| 1402 Directional/Street Signs - Replace | \$0 | \$0 | \$34,430 | \$0 | \$0 |
| 1403 Monument Signs - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1404 Radar Speed Signs - Replace | \$0 | \$0 | \$17,992 | \$0 | \$0 |
| Ground Lighting | | | | | |
| 320 Ground Lighting - Replace | \$0 | \$0 | \$0 | \$21,163 | \$0 |
| Total Expenses | \$85,845 | \$225,256 | \$203,803 | \$637,989 | \$84,836 |
| Ending Reserve Balance | \$2,598,198 | \$2,858,698 | \$3,153,744 | \$3,025,988 | \$3,463,719 |

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Where any uncertainties exist, we urge the association to obtain a legal review and written opinion of the legitimacy of the funding policies, as stipulated or permitted under your Declaration and local statutes. As these are legal questions, we highly recommend use of an experienced real property attorney specializing in association law.

Re-use of reserve study, figures or calculations in any other format absolves ARSF of all responsibility.

Terms and Definitions

| | |
|------------------------------------|--|
| BTU | British Thermal Unit (a standard unit of energy) |
| DIA | Diameter |
| GSF | Gross Square Feet (area). Equivalent to Square Feet |
| GSY | Gross Square Yards (area). Equivalent to Square Yards |
| HP | Horsepower |
| LF | Linear Feet (length) |
| Effective Age | The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component. |
| Fully Funded Balance (FFB) | The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total. |
| Inflation | Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table. |
| Interest | Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary. |
| Percent Funded | The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage. |
| Remaining Useful Life (RUL) | The estimated time, in years, that a common area component can be expected to continue to serve its intended function. |
| Useful Life (UL) | The estimated time, in years, that a common area component can be expected to serve its intended function. |

Component Details

The primary purpose of the photographic appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The photographs herein represent a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area maintenance repair & replacement responsibility
- 2) Component must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair or replacement cycles to the left of the photo (UL = Useful Life of how often the project is expected to occur, RUL = Remaining Useful Life or how many years from our reporting period) and representative market cost range termed “Best Cost” and “Worst Cost” below the photo. There are many factors that can result in a wide variety of potential costs, we are attempting to represent a market to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

Asphalt - Stonebriar

Comp #: 201 Asphalt - Remove & Replace (25%)

**Quantity: Approx 610,700 GSF x
25%**

Location: Stonebriar community roads; Prima Ct, Prima Dr, Stonebriar Dr, Stonebriar Ct, Winterfield Dr, Laguna Ln, Montrose Way & Ct San Marino Ct, Dunnwood Dr, Dunnwood Ct, Barranca Dr, Barranca Ct, Belhaven Way, Belhaven Ct, Cascara Ct, Summerfield Way, Summerfield Ct, Baywood Ct, Montecito Ct.

Funded?: Yes.

History:

Comments: There were isolated areas throughout the surfaces that showed areas of cracking and minor block cracking. Generally the surfaces are smooth. This component provides an allowance to Remove and Replace 25% of the asphalt every 21 years. Continue to monitor asphalt and adjust future funding as necessary. We recommend having surface sealed and repaired as directed in component #203; regular cycles of seal coating are recommended for maximum design life.

Useful Life:
21 years

Remaining Life:
17 years



Best Case: \$ 540,000

Worst Case: \$ 670,000

Lower allowance to remove & replace (25%)

Higher allowance to remove & replace (25%)

Cost Source: ARSF Cost Database

Comp #: 202 Asphalt - Remove & Replace (10%)

Quantity: Approx 610,700 GSF x 10%

Location: Stonebriar community roads; Prima Ct, Prima Dr, Stonebriar Dr, Stonebriar Ct, Winterfield Dr, Laguna Ln, Montrose Way & Ct San Marino Ct, Dunnwood Dr, Dunnwood Ct, Barranca Dr, Barranca Ct, Belhaven Way, Belhaven Ct, Cascara Ct, Summerfield Way, Summerfield Ct, Baywood Ct, Montecito Ct.

Funded?: Yes.

History:

Comments: This component provides an allowance to remove and replace 10% of the asphalt every 14 years.

There were isolated areas throughout the surfaces that showed areas of cracking and minor block cracking noticed. Nothing of major concern at this time. We recommend having surface sealed and repaired as directed in component #203; regular cycles of seal coating are recommended for maximum design life. Continue to monitor asphalt and adjust future funding as necessary.

Useful Life:
14 years

Remaining Life:
10 years



Best Case: \$ 215,000

Worst Case: \$ 270,000

Lower allowance to remove & replace (10%)

Higher allowance to remove & replace (10%)

Cost Source: ARSF Cost Database

Comp #: 203 Asphalt - Seal/Repair**Quantity: Approx 610,700 GSF**

Location: Stonebriar community roads; Prima Ct, Prima Dr, Stonebriar Dr, Stonebriar Ct, Winterfield Dr, Laguna Ln, Montrose Way & Ct San Marino Ct, Dunnwood Dr, Dunnwood Ct, Barranca Dr, Barranca Ct, Belhaven Way, Belhaven Ct, Cascara Ct, Summerfield Way, Summerfield Ct, Baywood Ct, Montecito Ct.

Funded?: Yes.

History: Stonebriar Seal/Repair - 2015

Comments: Stonebriar road appear to be aging well. Regular cycles of seal coating, along with any needed repairs, has proven to be the most cost effective program for the long-term care of asphalt. Seal coating protects against damaging weather elements, while bridging small surface cracks and maintaining a uniform appearance over the inevitable patching and repairs needed in future years. This component provides an allowance to seal and repair (2%) of the roads every 7 years.

Useful Life:
7 years

Remaining Life:
3 years



Best Case: \$ 165,000

Worst Case: \$ 210,000

Lower allowance to seal & repair (2%)

Higher allowance to seal & repair (2%)

Cost Source: ARSF Cost Database & Client Cost History

Comp #: 204 Asphalt - Crack Seal**Quantity: Approx 610,700 GSF**

Location: Stonebriar community roads; Prima Ct, Prima Dr, Stonebriar Dr, Stonebriar Ct, Winterfield Dr, Laguna Ln, Montrose Way & Ct San Marino Ct, Dunnwood Dr, Dunnwood Ct, Barranca Dr, Barranca Ct, Belhaven Way, Belhaven Ct, Cascara Ct, Summerfield Way, Summerfield Ct, Baywood Ct, Montecito Ct.

Funded?: Yes.

History:

Comments: Isolated cracks noticed throughout the communities. No expectation to complete replace these areas due to the cracks. However, we recommend having the roads crack sealed every year to maintain the asphalt surfaces.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Lower allowance for crack sealing

Higher allowance for crack sealing

Cost Source: ARSF Cost Database

Asphalt - Springfield Meadows

Comp #: 201 Asphalt - Remove & Replace (25%)

**Quantity: Approx 200,300 GSF x
25%**

Location: Springfield Meadow community roads; Berkshire Dr, Stonebridge St, Haddington Dr, Manchester Dr and Sterling Ct
Dover Ct.

Funded?: Yes.

History:

Comments: There were isolated areas throughout the surfaces that showed areas of cracking and minor block cracking. Generally the surfaces are smooth. This component provides an allowance to Remove and Replace 25% of the asphalt every 21 years. Continue to monitor asphalt and adjust future funding as necessary. We recommend having surface sealed and repaired as directed in component #203; regular cycles of seal coating are recommended for maximum design life.

Useful Life:
21 years

Remaining Life:
14 years



Best Case: \$ 176,000

Worst Case: \$ 220,000

Lower allowance to remove & replace (25%)

Higher allowance to remove & replace (25%)

Cost Source: ARSF Cost Database

Comp #: 202 Asphalt - Remove & Replace (10%)

**Quantity: Approx 200,300 GSF x
10%**

Location: Springfield Meadow community roads; Berkshire Dr, Stonebridge St, Haddington Dr, Manchester Dr and Sterling Ct
Dover Ct.

Funded?: Yes.

History:

Comments: This component provides an allowance to remove and replace 10% of the asphalt every 14 years.

There were isolated areas throughout the surfaces that showed areas of cracking and minor block cracking noticed. We recommend having surface sealed and repaired as directed in component #203; regular cycles of seal coating are recommended for maximum design life. Continue to monitor asphalt and adjust future funding as necessary.

Useful Life:
14 years

Remaining Life:
0 years



Best Case: \$ 70,000

Worst Case: \$ 90,000

Lower allowance to remove & replace (10%)

Higher allowance to remove & replace (10%)

Cost Source: ARSF Cost Database

Comp #: 203 Asphalt - Seal/Repair**Quantity: Approx 200,300 GSF**

Location: Springfield Meadow community roads; Berkshire Dr, Stonebridge St, Haddington Dr, Manchester Dr and Sterling Ct Dover Ct.

Funded?: Yes.

History: Springfield Meadows Sealed - 2012

Comments: Seal coat is thin, exposing the aggregate base. Regular cycles of seal coating, along with any needed repairs, has proven to be the most cost effective program for the long-term care of asphalt. Seal coating protects against damaging weather elements, while bridging small surface cracks and maintaining a uniform appearance over the inevitable patching and repairs needed in future years. This component provides an allowance to seal and repair (2%) of the roads every 7 years.

Useful Life:
7 years

Remaining Life:
0 years



Best Case: \$ 40,000

Worst Case: \$ 50,000

Lower allowance to seal & repair (2%)

Higher allowance to seal & repair (2%)

Cost Source: ARSF Cost Database & Client Cost History

Comp #: 204 Asphalt - Crack Seal**Quantity: Approx 200,300 GSF**

Location: Springfield Meadow community roads; Berkshire Dr, Stonebridge St, Haddington Dr, Manchester Dr and Sterling Ct Dover Ct.

Funded?: Yes.

History:

Comments: Isolated cracks noticed throughout the communities. No expectation to complete replace these areas due to the cracks. However, we recommend having the roads crack sealed every year to maintain the asphalt surfaces.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 5,300

Worst Case: \$ 6,600

Lower allowance for crack sealing

Higher allowance for crack sealing

Cost Source: ARSF Cost Database

Asphalt - Shadow Hills

Comp #: 201 Asphalt - Remove & Replace (25%)**Quantity: Approx. 70,100 GSF x 25%**

Location: Shadow Hills community roads; Bailey Cir, Bailey Ct and Kohli Ct.

Funded?: Yes.

History:

Comments: There were isolated areas throughout the surfaces that showed areas of cracking and minor block cracking. Generally the surfaces are smooth. This component provides an allowance to Remove and Replace 25% of the asphalt every 21 years. Continue to monitor asphalt and adjust future funding as necessary. We recommend having surface sealed and repaired as directed in component #203; regular cycles of seal coating are recommended for maximum design life.

Useful Life:
21 years

Remaining Life:
7 years



Best Case: \$ 62,000

Worst Case: \$ 77,000

Lower allowance to remove & replace (25%)

Higher allowance to remove & replace (25%)

Cost Source: ARSF Cost Database

Comp #: 202 Asphalt - Remove & Replace (10%)**Quantity: Approx. 70,100 GSF x 10%**

Location: Shadow Hills community roads; Bailey Cir, Bailey Ct and Kohli Ct.

Funded?: Yes.

History:

Comments: This component provides an allowance to remove and replace 10% of the asphalt every 14 years.

There were isolated areas throughout the surfaces that showed areas of cracking and minor block cracking noticed. We recommend having surface sealed and repaired as directed in component #203; regular cycles of seal coating are recommended for maximum design life. Continue to monitor asphalt and adjust future funding as necessary.

Useful Life:
14 yearsRemaining Life:
7 years

Best Case: \$ 25,000

Worst Case: \$ 31,000

Lower allowance to remove & replace (10%)

Higher allowance to remove & replace (10%)

Cost Source: ARSF Cost Database

Comp #: 203 Asphalt - Seal/Repair**Quantity: Approx. 70,100 GSF GSF**

Location: Shadow Hills community roads; Bailey Cir, Bailey Ct and Kohli Ct.

Funded?: Yes.

History: Shadow Hills Seal/Repair - 2010

Comments: Seal coat is thin exposing the aggregate base. There is a small section at the entrance that is damaged showing block cracking. Regular cycles of seal coating, along with any needed repairs, has proven to be the most cost effective program for the long-term care of asphalt. Seal coating protects against damaging weather elements, while bridging small surface cracks and maintaining a uniform appearance over the inevitable patching and repairs needed in future years. This component provides an allowance to seal and repair (2%) of the roads every 7 years.

Useful Life:
7 yearsRemaining Life:
0 years

Best Case: \$ 14,200

Worst Case: \$ 17,700

Lower allowance to seal & repair (2%)

Higher allowance to seal & repair (2%)

Cost Source: ARSF Cost Database & Client Cost History

Comp #: 204 Asphalt - Crack Seal

Quantity: Approx. 70,100 GSF

Location: Shadow Hills community roads; Bailey Cir, Bailey Ct and Kohli Ct.

Funded?: Yes.

History:

Comments: Isolated cracks noticed throughout the communities. No expectation to complete replace these areas due to the cracks. However, we recommend having the roads crack sealed every year to maintain the asphalt surfaces.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 1,800

Worst Case: \$ 2,300

Lower allowance for crack sealing

Higher allowance for crack sealing

Cost Source: ARSF Cost Database



Pathways

Comp #: 120 Gravel Pathways - Replenish

Quantity: Approx 640 GSF

Location: North perimeter of the association on Dunnwood Drive

Funded?: No. Replenishment handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Ongoing refurbishing/replenishment should be part of annual maintenance program. No Reserve funding allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 220 Asphalt Paths - Overlay & Repair

Quantity: Approx 2,125 GSF

Location: Perimeter of association adjacent to White Rock Road

Funded?: Yes.

History:

Comments: Asphalt paths appear to be fair at this time. This component provides an allowance to overlay and repair the paths at the interval below.

Useful Life:
24 years

Remaining Life:
9 years



Best Case: \$ 12,800

Worst Case: \$ 15,300

Lower allowance to remove & replace

Higher allowance to remove & replace

Cost Source: ARSF Cost Database

Concrete

Comp #: 103 Concrete - Repairs

Quantity: 28,900 GSF, 17,000 LF

Location: Common area walkways, curbs and gutters

Funded?: Yes.

History:

Comments: Throughout the property there is (approx. 28,900 GSF) concrete walkways and (approx. 17,000 LF) of curbs and gutters. We were informed by the client that the community only maintains the concrete walkways that are bordering the public CSD areas. Walkway surfaces in front of the units are the maintenance responsibility of each unit owner.

Conditions vary but generally appear to be intact and in fair condition. Large-scale repairs or complete replacement should not be anticipated, but moderate sized projects should be as the concrete ages. Although difficult to predict timing, cost and scope, we suggest setting aside a repair/replacement allowance to supplement the operating budget in future years. Adjust as conditions dictate in future years. Avoid adjacent over-watering of landscape and monitor any tree roots nearby.

Useful Life:
4 years

Remaining Life:
2 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Lower allowance for repairs

Higher allowance for repairs

Cost Source: ARSF Cost Database

Landscaping, Irrigation & Fire Prevention

Comp #: 1001 Backflow Devices - Replace

Quantity: (6) Devices

Location: Common areas on White Rock Lane, Stonebriar Drive, Dunnwood Drive and Stonebriar park,

Funded?: Yes.

History:

Comments: No access to inspect. No active leaking or signs of premature wear observed noticed at the time of the site inspection. We recommend annual inspection and testing by a licensed backflow professional to help ensure the devices are aging and functioning properly.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 10,800

Worst Case: \$ 13,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1003 Irrigation Controller - Replace

Quantity: (3) Controllers

Location: Adjacent to perimeter wall on White Rock Lane/Stonebriar Drive entrance, White Rock Road and Bailey Circle and Stonebriar park adjacent to baseball diamond

Funded?: Yes.

History:

Comments: No access to inspect the controllers. We assume good condition. We recommend regular inspection and testing by a professional landscape vendor to help ensure the irrigation system continues to function properly. Funding for replacement at the interval below.

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$ 6,600

Worst Case: \$ 7,900

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1006 Irrigation System - Repair/Replace**Quantity: Irrigation System**

Location: Common area landscaping

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Funding for major repairs are included within Landscape - Renovations (component #1010). No problems observed or reported during our inspection. If properly installed and bedded without defect, the lines themselves are expected to be long-lived with no predictable expectation for replacement. Handle minor repairs as an operating expense between renovations.

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 1008 Trees - Trim/Remove**Quantity: Tree Trimming/Removal**

Location: Common area landscaping

Funded?: Yes.

History:

Comments: This component may be utilized for larger tree removal/trimming projects which do not occur on an annual basis. If the community has not already done so, consult with a qualified arborist for a long term plan for the care and management of the trees within the community, balancing aesthetics with protection of association assets. Reserve funding recommend at level indicated below for periodic, larger tree removal/trimming needs.

Useful Life:
3 yearsRemaining Life:
1 years

Best Case: \$ 4,500

Worst Case: \$ 5,500

Lower allowance for trim/removal

Higher allowance for trim/removal

Cost Source: Estimate Provided by Client

Comp #: 1009 Landscaping - Replenish**Quantity: Replenishment**

Location: Common area landscaping

Funded?: No. Replenishment handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: We were informed by the client that regular landscape replenishment is handled annually as an operating expense. No Reserve funding allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1010 Landscape - Renovations**Quantity: Renovations**

Location: Common area open spaces and parks

Funded?: Yes.

History:

Comments: We were informed by the client that the community will renovate the Stonebriar park in the future. Renovations include new lawn, irrigation, drainage, etc. We recommend consultation with a licensed professional to help establish a viable maintenance plan. This component sets up a rotating allowance for landscape renovations around the open spaces and parks.

Useful Life:
25 yearsRemaining Life:
8 years

Best Case: \$ 280,000

Worst Case: \$ 320,000

Lower allowance for renovations

Higher allowance for renovations

Cost Source: Estimate Provided by Client

Comp #: 1011 Open Space - Maintenance**Quantity: Maintenance**

Location: Common area open spaces

Funded?: Yes.

History:

Comments: This component provides an allowance for clearing, trimming and maintaining the open spaces. Timing and costs were provided to us by the client. Track actual expenses for inclusion within future Reserve Study updates.

Useful Life:

3 years

Remaining Life:

0 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Lower allowance to replenish

Higher allowance to replenish

Cost Source: Estimate Provided by Client

Comp #: 1012 Fire Break - Maintenance**Quantity: Maintenance**

Location: Common area firebreaks

Funded?: Yes.

History:

Comments: The association annually completes fire break maintenance. Allowance allocated below based on the association cost history and estimates provided to us by the client. Track actual expenses for inclusion within future Reserve Study updates.

Useful Life:

1 years

Remaining Life:

0 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Lower allowance to replenish

Higher allowance to replenish

Cost Source: Estimate Provided by Client

Parks

Comp #: 390 Berkshire Park - Renovations**Quantity: (1) Renovations**

Location: Berkshire park

Funded?: Yes.

History:

Comments: The Berkshire Park renovations can be found on the CSD's website. The renovations will consist of adding a covered BBQ area, replace the bus shelter, added storage shed, added (40'x50') sport court, new play structures and swings, new parking and ADA compliant paths. At this time, we are cycling renovations at the interval below. Once the renovation projects are completed, update report with the new components, quantities and counts.

Useful Life:
24 years

Remaining Life:
0 years



Best Case: \$ 200,000

Worst Case: \$ 250,000

Lower allowance for renovations

Higher allowance for renovations

Cost Source: Estimate Provided by Client

Comp #: 391 Bus Stop - Replace/Rebuild**Quantity: (1) 12'x12' Bus Stop**

Location: Berkshire park

Funded?: No. Funding is included within Berkshire Park - Renovations (component # 390). No additional funding allocated.

History:

Comments: Bus stop is in poor condition. The bus stop is going to be replaced during the renovation project and relocated. Funding is included within Berkshire Park - Renovations (component # 390). No additional funding allocated. Once the new system is in place, separate reserve funding for future updates.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 405 Play Equipment - Replace**Quantity: (4) Pieces**

Location: Stonebriar park

Funded?: Yes.

History:

Comments: (1) Large play set with (2) slides, (1) medium play set with (2) slides, (1) monkey bar set and (1) swing set. Minor solar weathering noticed but generally play equipment is in fair condition. Replacement cycles vary depending on the amount of use/abuse, however expect playground equipment renovation at roughly the time frame listed below. Inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles.

Useful Life:
24 years

Remaining Life:
8 years



Best Case: \$ 90,000

Worst Case: \$ 110,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 406 Play Surface - Replenish**Quantity: Approx 4,360 GSF**

Location: Stonebriar park

Funded?: Yes.

History:

Comments: Playground surfaces should be inspected regularly to ensure adequate coverage in all areas. As routine maintenance, monitor coverage regularly and fill as needed to help maintain safety of play surfaces.

Useful Life:
6 years

Remaining Life:
3 years



Best Case: \$ 6,500

Worst Case: \$ 7,800

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 407 Play Area Retaining Wall - Replace

Quantity: Approx. 265

Location: Stonebriar park

Funded?: No. Funding is included with Play Equipment - Replace (component #405). No additional funding necessary.

History:

Comments: Slight wear but nothing of major concern at this time. Funding is included with Play Equipment - Replace (component #405). No additional funding necessary.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 408 Park Furnishings - Replace

Quantity: (11) Furnishings

Location: Stonebriar and Berkshire parks

Funded?: Yes.

History:

Comments: There is a combination of (2) trash cans, (5) benches, (3) dog receptacles and (1) set of bleachers. Life expectancy of outdoor furnishings can vary greatly depending on level of exposure to the elements, preventive maintenance, quality of material and aesthetic standards of the association. In our experience, it is prudent to plan for replacement of all items together to preserve a coordinated appearance.

Useful Life:
20 years

Remaining Life:
8 years



Best Case: \$ 7,900

Worst Case: \$ 9,900

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1608 Backstop Backboard - Replace

Quantity: Approx. 125 GSF

Location: Baseball backstop backboard

Funded?: No. This component does not meet the minimum cost threshold to qualify as a Reserve component. No Reserve funding necessary at this time.

History:

Comments: Condition observed with no significant damage/deterioration noted. Relatively small total quantity and individual replacement costs typically do not meet threshold for Reserve funding. Repairs and replacements are generally made as needed and considered to be an Operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1609 Baseball Backstop - Replace

Quantity: (40'x20') Backstop

Location: Baseball field

Funded?: Yes.

History:

Comments: The baseball chain link fence backstop was in fair condition. Typical signs of wear behind catchers mound. Extended life is possible, but plan on future replacement.

Useful Life:
30 years

Remaining Life:
8 years



Best Case: \$ 6,300

Worst Case: \$ 7,800

Lower allowance to replace

Higher allowance to replace

Cost Source: Research with www.AthleticStuff.com

Fences, Walls & Gates

Comp #: 501 Block Walls - Repair/Replace**Quantity: Approx 4,120 LF x 5%**

Location: Perimeter of association adjacent to White Rock Road and association entrances

Funded?: Yes.

History:

Comments: There is a combination of (approx. 3,870 LF) of perimeter block walls, (approx. 170 LF) of walls at the Stonebriar Drive entrance and (approx. 80 LF) of stone block wall at the Manchester Drive entrance. Walls typically have a very extended useful life, however, we recommend setting aside an allowance for repairs and/or replacements for budget purposes.

Useful Life:

10 years

Remaining Life:

6 years



Best Case: \$ 36,000

Worst Case: \$ 45,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: ARSF Cost Database

Comp #: 503 Metal Fence - Replace & Repaint**Quantity: Approx 25 LF**

Location: Stonebriar Drive main entrance

Funded?: No. The project cost estimate is below a minimum threshold. No Reserve funding allocated.

History:

Comments: Relatively small total quantity and individual repairs and or replacements costs typically do not meet threshold for Reserve funding. Repairs and replacements are generally made as needed and considered to be an Operating expense. Maintain a regular paint cycle (as an operating expense) to protect the fence and prolong the need for repairs and costly replacement.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 505 Wood Fence - Repair/Replace

Quantity: Approx 1,800 LF x 20%

Location: Perimeter of parks and open space on Stonebriar Drive & Prima Drive

Funded?: Yes.

History:

Comments: There is a combination of (approx. 740 LF) of fencing at the Stonebriar park, (approx. 620 LF) of fencing at the Berkshire park and (approx. 440 LF) of fencing at the Stonebriar Drive/Prima Drive open space. We were informed by the client that fencing that the community pays for half the replacement costs for the fencing that borders the parks and community common area.

Conditions vary throughout the community. Some areas of dull, weathered wood noticed. History of repairs and replacements. No expectation for complete replacement, this component provides an allowance to repair/replace 20% of the fencing at the interval below. Cost below assumes shared replacement costs.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 7,200

Worst Case: \$ 8,700

Lower allowance to replace 20% of good
neighbor fencing

Higher allowance to replace 20% of good
neighbor fencing

Cost Source: ARSF Cost Database

Comp #: 512 Split Rail Fence - Repair/Replace

Quantity: Approx 2,100 LF x 20%

Location: Adjacent to roads on Summerfield Way, Montrose Ct & Laguna, Stonebriar Drive near Windterfield Drive and Stonebriar Park

Funded?: Yes.

History:

Comments: No significant or widespread damage/deterioration observed. Repairs and replacements noticed. No expectation for complete replacement, this component provides an allowance to repair/replace 20% of the fencing at the interval below. Continue to monitor and adjust funding if major replacement becomes necessary.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 8,400

Worst Case: \$ 10,100

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 530 Block Retaining Wall - Repair

Quantity: Approx 180 LF

Location: Perimeter of Stonebriar Drive and Stonebriar park

Funded?: No. The useful life of this component extends past the scope of this report. No Reserve funding allocated.

History:

Comments: These block retaining wall should have an extended life under normal circumstances. No Reserve funding allocated at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 531 Rock Retaining Wall - Repair

Quantity: Approx 700 LF

Location: Perimeter of Stonebriar Drive

Funded?: No. The useful life of this component extends past the scope of this report. No Reserve funding allocated.

History:

Comments: This stone retaining wall should have an extended life under normal circumstances. No Reserve funding allocated at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 532 Wood Retaining Wall - Repair

Quantity: Approx 25 LF

Location: Manchester Drive main entrance

Funded?: No. The project cost estimate is below a minimum threshold. No Reserve funding allocated.

History:

Comments: Relatively small total quantity and individual repairs and replacement costs typically do not meet threshold for Reserve funding. Repairs and replacements are generally made as needed and considered to be an Operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 709 Fire Access Road Gates - Replace

Quantity: (4) Gates

Location: Fire access roads near Haddington Road, Manchester Drive, Winterfeild Drive Court, Stonebriar Drive and Dunnwood Drive.

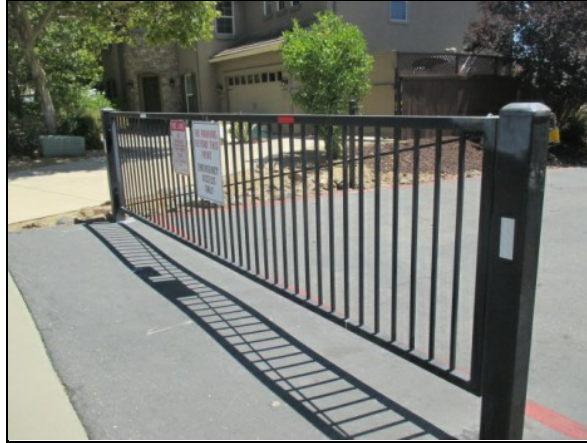
Funded?: Yes.

History:

Comments: There is a combination of (2) 17' heavy duty fire gates located on the fire roads near Haddington Road and Manchester Drive, (2) simple 16' gates located on Winterfeild Drive Court and Stonebriar Drive and (1) metal chain gate near Dunnwood Drive. We expect the metal chain gate to be repaired and replaced as an operating expense. All other gates are in good condition at this time. Sturdy item that can typically last for an extended period with ordinary care and maintenance. In our experience, however, eventual replacement is warranted due to constant wear, usage and exposure over time. Plan to replace at roughly the time frame below.

Useful Life:
30 years

Remaining Life:
23 years



Best Case: \$ 20,000

Worst Case: \$ 24,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database & Client Cost History

Signage

Comp #: 1401 Bulletin Boards - Replace

Quantity: (2) Fixtures

Location: Stonebriar Park and Haddington Drive & Stonebridge St.

Funded?: No. The project cost estimate is below a minimum threshold. No Reserve funding allocated.

History:

Comments: Bulletin boards are currently intact and in fair condition. Relatively small total quantity and individual replacement costs typically do not meet threshold for Reserve funding. Repairs and replacements are generally made as needed and considered to be an Operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1402 Directional/Street Signs - Replace

Quantity: (116) Misc. Signs

Location: Common area signage

Funded?: Yes.

History:

Comments: There is a combination of (30) stop signs, (56) street signs, (3) "park rules" signs and (27) misc. signs (no parking, community hoa, not through street, etc..) Signs are beginning to fade and dull in isolated areas. As a routine Operating expense, signs should be inspected to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. In our experience, associations should replace signage at the rough interval shown below in order to maintain good aesthetic standards in keeping with the local area.

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 14,000

Worst Case: \$ 17,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1403 Monument Signs - Repair/Replace

Quantity: (4) Monument Signs

Location: Common area

Funded?: Yes.

History:

Comments: There is a combination of (5) monument signs throughout the communities. There is (1) "El Dorado Hills" sign located on Hwy 50, this sign appear to have wood lettering mounted on a stone wall structure. There are (2) "Stonebriar" signs located at the main entrance of Stonebriar Drive. Each sign has (approx. 20 LF) of 3' metal fencing mounted to brick walls. The metal fencing has with metal letters attached indicating "Stonebriar." There is (1) "Shadow Hills" monument sign located at the main entrance on Bailey Circle. This sign is a metal plaque mounted to a marble rock slap. The last monument sign is located on the Manchester Drive entrance, this monument sign has "Springfield Meadows" engraved in a large boulder. No expectation to replace the Springfield Meadows sign in the near future. The remaining monument signs are in good condition at this time. Legible condition with no significant damage or deterioration noted. Plan to repair/replace at the interval below based on typical deterioration caused by constant exposure. Funding allowance here can vary significantly depending on style/type desired. As routine maintenance, inspect regularly, clean/touch up for appearance and repair from operating budget.

Useful Life:

20 years

Remaining Life:

12 years



Best Case: \$ 14,000

Worst Case: \$ 17,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1404 Radar Speed Signs - Replace

Quantity: (2) Radar Solar Signs

Location: Stonebriar Drive

Funded?: Yes.

History: Manufacture Date - 2010

Comments: (2) Radarsign Speed Signs; Model #: TC-500, S/N: SNTC500-100455 The signs were functional during the site inspection and one sign recently had the controller card replaced (see component 1399). This component provides an allowance for complete replacement of the signs.

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 7,200

Worst Case: \$ 9,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Ground Lighting

Comp #: 320 Ground Lighting - Replace

Quantity: (15) Assorted Lights

Location: Spring field meadow streets, and community entrances

Funded?: Yes.

History:

Comments: There is a combination of (9) pole lights throughout Springfield Meadows streets, (3) landscape monument lights at the main entrances on Stonebriar and Manchester streets, (3) lantern posts lights attached to the entrance walls on Manchester and Bailey streets.

We were informed by the client that PG&E maintains, repairs and replaces the pole lights that are located on the Stonebriar and Shadow Hills communities. The CSD community only maintains the lights that are located within the Springfield Meadows streets. No funding for PG&E lights.

Generally fair condition noticed. We were informed that the pole lights had LED fixture replaced in the past. Date of replacement is unknown at this time. Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout association.

Useful Life:
20 years

Remaining Life:
8 years



Best Case: \$ 8,200

Worst Case: \$ 10,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database